

HISTORIC LANDMARK COMMISSION
DEMOLITION AND RELOCATION PERMITS
SEPTEMBER 27, 2021
PR-2021-134048
1901 HAMILTON AVENUE

PROPOSAL

Demolish a ca. 1939 house.

ARCHITECTURE

One-story side gabled bungalow with modest Tudor Revival influences, including steeply pitched roof over porch stoop. Siding has been replaced with aluminum and a stone veneer wainscot. Windows have also been replaced.

RESEARCH

The house at 1901 Hamilton Avenue was occupied from 1941–1947 by the family of Elbert and Lillian Watkins. They lived in the house with their 4 children before George and Jewel Slaughter moved into the house sometime around 1948. The Watkins family also built a house and owned a grocery store across the alley at 1125 Chicon St. prior to the construction of 1901 Hamilton Ave. George Slaughter worked as a driver, construction worker, and laborer. Lillian Watkins owned and operated Happy Hour Beauty Shop from 1949 to 1952 at the property. She later went on to work as cosmetologist at the Austin State Hospital.

PROPERTY EVALUATION

The [East Austin Historic Resources Survey](#) (Hardy Heck Moore, Inc., 2016) does not indicate the property is eligible for historic designation.

Designation Criteria—Historic Landmark

- 1) The building is more than 50 years old.
- 2) The building retains a moderate degree of integrity. Siding and windows have been replaced.
- 3) Properties must meet two criteria for landmark designation (Land Development Code [§25-2-352](#)). Staff has evaluated the property and determined that it does not meet two criteria:
 - a. Architecture. The building is an example of a frame bungalow with modest Tudor Revival influences, but modifications compromise the house’s ability to convey any architectural significance.
 - b. Historical association. The house does not appear to have significant historical associations; however, the Commission may wish to consider the impact of home businesses—particularly beauty and barber shops owned and operated by women of color—on East Austin’s historic culture and development patterns.
 - c. Archaeology. The property was not evaluated for its potential to yield significant data concerning the human history or prehistory of the region.
 - d. Community value. The property does not possess a unique location, physical characteristic, or significant feature that contributes to the character, image, or cultural identity of the city, the neighborhood, or a particular demographic group.
 - e. Landscape feature. The property is not a significant natural or designed landscape with artistic, aesthetic, cultural, or historical value to the city.

STAFF RECOMMENDATION

Release the permit upon completion of a City of Austin Documentation Package, consisting of 8 x 10” photographs of all elevations printed on photographic paper, a dimensioned sketch plan, and a narrative history for archiving at the Austin History Center.

LOCATION MAP



NOTIFICATIONS

CASE#: PR 2021-134048
LOCATION: 1901 HAMILTON AVENUE

-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY



1" = 292'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



PROPERTY INFORMATION

Photos



Google Street View, 2018





Demolition application, 2021

Occupancy History

City Directory Research, August 2021

- 1959 George B. and Jewell I. Slaughter, owners
George – Construction worker
Jewel – Cosmetologist, Austin State Hospital
- 1957 George B. and Jewell I. Slaughter, owners

- George – Laborer
- Jewel – Cosmetologist, Austin State Hospital
- 1955 George R. and Jewel I. Slaughter, owners
- George – Construction worker
- Jewel – Cosmetologist, State Hospital
- 1952 George R. and Jewel Slaughter, owners
- George – Construction worker
- Jewel – Happy Hour Beauty Shop (1901 Hamilton Ave.)
- 1949 George R. and Jewel Slaughter, owners
- George – Driver, C.A. Maufrais
- Jewel – Happy Hour Beauty Shop
- Rear – Happy Hour Beauty Shop
- 1947 Elbert and Lillie M. Watkins, owners
- 1944 Elbert and Lillie Watkins, owner (4 children)
- 1941 Address not listed

Biographical Information

Home Construction

Record for Week Shows 53 Permits Costing \$168,187

June Figures Soar To \$214,462 in First 12 Days of Month

Private construction, particularly of homes, established a new record for a single week in Austin as 53 permits were issued for a total value of \$168,187.50 to bring the year's total to \$1,890,249. The record for the week brought the figure for the

and box garage, 1701 Newfield lane, \$2,600.
 Mrs. C. Rosen, glassed-in sleeping porch addition to residence, 506 East 17th street, \$150.
 Andro Gonzales, box garage, 2415 East Seventh street, \$50.
 Warren W. Moore, rock veneer two-story duplex residence and box garage, 1506 Hardouin avenue, \$6,300.
 Mrs. A. J. Barrager, addition to residence, 106 East 18th street, \$68.
 K. E. Buettner, frame residence and box garage, 1017 West Milton, \$1,000.
 J. O. Lamb, frame residence and frame garage, 4518 Avenue B, \$3,000.
 Ben May, box residence, 1626 West 10th street, \$35.
 Ben May, box shed, 1624 West 10th street, \$12.
 Elbert Watkins, residence addition to store building, 1125 Chicon street, \$60.

- RANSOM DRUG NO. 2, 901 Congress
- RAPP BROS., 617 Congress
- REHMAN GROCERY, 1091 W. 12th
- S. W. REDD'S MKT., 1610 S. Congress
- RELIABLE GROCERY, 1125 Chicon
- RENPRO DRUG NO. 1, 6th & Congress
- RENPRO DRUG NO. 2, Norwood Bldg.
- RENPRO DRUG NO. 3, 701 Congress
- RENPRO DRUG NO. 4, 2324 Guadalupe
- RENPRO DRUG NO. 5, 808 W. 12th

The Austin American (1914-1973); Jun 13, 1937 and The Austin Statesman (1921-1973); Apr 13, 1938

Watkins Rites Set Wednesday

Funeral services will be held in Wesley Chapel Methodist Church Wednesday at 3 p. m. for Celester Lee Watkins, manager of the King Funeral Home, who died Monday in a local hospital.

The Rev. Robert S. Mosby will officiate. Burial will be in Evergreen Cemetery.

Born and reared in Pilot Knob, Watkins moved to Austin in his youth and worked for Swann-Schullie Furniture Company and for E. M. Scarbrough and Sons for several years before joining the funeral home staff in 1932.

Watkins was a resident of 3105 East 14½ Street. He is survived by

his widow, Mrs. Clara Marie Cadd Watkins of Austin; a daughter, Mrs. Hortense Arline, and two sisters, Mrs. Bennie V. Jenkins and Mrs. Alice Nickerson, all of Los Angeles, and two brothers, Elbert Watkins of Houston and Sam H. Watkins of Austin.

The Austin Statesman (1921-1973); Sep 22, 1953

East Austin Plant Head Succumbs

Junious Woods Sr., prominent East Austin businessman, died Thursday night after a short illness.

Woods, 60, was the owner of Woods and Son Cleaners for 16 years. He had been in the dry cleaning and laundry business in Austin for more than 40 years.

He was born in Livingston on Dec. 26, 1904, and moved with his family to Austin when he was eight years old. He attended Blackshear School.

Former chairman of the board of trustees of the David Chapel Baptist Church, Woods was active in church and East Austin civic activities.

He married the former Irene Mays in 1923.

Funeral arrangements are pending at the Fuller-Mercer Funeral Home.

Survivors include his widow; one daughter, Mrs. Jewel Slaughter of Austin; one son, Junious Woods Jr. of Austin; one brother, Arthur Woods Sr. of Dallas, two grandchildren and three aunts.



Staff Photo by Ray Cobb

MRS. JEWEL SLAUGHTER, MRS. RUBY CANNON, MRS. BESS McCORD
Cosmetologists will celebrate National Beauty Salon Week Sunday-Saturday

Cosmetologists Set State Hospital Work

Austin cosmetologists will celebrate National Beauty Salon Week Sunday through Saturday by volunteering their time and talents in the beauty salon at Austin State Hospital.

Mrs. Ruby Cannon is chairman of the week-long service project. All supplies and products are being donated by Parker Barber & Beauty Supply Inc. and Armstrong & McCall Beauty Supply Company.

Patients will receive shampoos, shapings, hair styling, permanent waves and sets from cosmetologists from Joy Basey's for Beauty, Mr. Paul's Beauty Salons, Mr. Pat's Coiffures, Mr. Lanny's Stylist Magic Mirror, Penthouse of Beauty, A&C College of Beauty 1 and 2, Mavis' Beauty Bar, Austin Beauty College, Maddin Beauty College, Penney Beauty Salon, Alcove Beauty Salon, Audrey Hair Fashions, Pat's Beauty Salon in Taylor, Roberto's Coiffures and at vocational cosmetology classes in local high schools.

The Austin Statesman (1921-1973); Feb 18, 1973

Permits

#3807 No. 18365A
 APPLICATION FOR SEWER CONNECTION.
 Austin, Texas 3c 17 1942
 To the Superintendent of Sewer and Public Improvements,
 City of Austin, Texas
 Sir:-
 I hereby make application for sewer connection and instructions
 on premises owned by Elbert Watkins
 at 1901 Hamilton Ave Street,
 further described as lot 16 block B outlot
 subdivision College Hts. division _____ plat 35
 which is to be used as a Res
 In this place there are to be installed 5
 I agree to pay the City Sewer Department the regular ordinance
 charge.
 DEEP Respectfully Elbert Watkins
 AT - PL Stub Out Permit Rd.
 Connected 3-19-42 12-9-41 3-17-42
 Size of Main 6 inches.
 Size of Service 4 inches.
5 Feet Deep 1 FT
3 Feet from Property Line 53' E
8 Feet from Curb Line of E curb
 Inspected by Booth 13-11-55
 Connection made by Collington 13-11-55
1650 Sewer 21 Hamilton Ave
B1155 PPA

Handwritten notes:
 12'1" ft deep - 1
 51
 12'1" ft deep - 1
 024
 006
 7-21
 022

Sewer Connection Permit, 1942

Elbert Watkins **1901 Hamilton Ave**
35 **B** **D.63' of 16**
College Hts.
Frame Res
23063 - 12-9-41

Building Permit, 1941

ADDRESS: 1901 Hamilton Ave PERMIT 146808 PLAT 35
 LOT: 16 BLOCK B SUB. _____
 OUTLOT COLLEGE HETS.
 FIRE ZONE 3 USE DIST. A-1ST OCCUPANCY: REMODEL RES
12-18-74 LAYOUT FRAMING 1-13-75 FINAL ROOF OVERHANG

	PRINC. BLDG.	ACC. BLDG.	FLOOR JOIST SIZE & O.C.	PRINC. BLDG.	ACC. BLDG.	NECESSARY BLDG. CONN.	PRINC. BLDG.	ACC. BLDG.	PRINC. BLDG.
FOUNDATION									ACC. BLDG.
FR. SETBACK			CEILING JOIST SIZE & O.C.			ROOM VENTILATION			PAVED PARKING
TOTAL & MIN. SIDE YD.			STUD SIZE & O.C.			STAIRS REQ. & NO.			
SIDE STREET YARD			MASONRY WALL			ATTIC FIRE STOPS REQ.			

 OWNER: Geo. Slaughter CONTRACTOR: Coastal Supply
INSTALL METAL SIDING

Building Permit, 1974